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MINUTES
DES PERES PLANNING & ZONING COMMISSION
April 11, 2018 7:00pm
DES PERES GOVERNMENT CENTER

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The regular monthly meeting of the Planning & Zoning Commission was held at the Des Peres Government Center, 12325 Manchester Rd on Wednesday, April 11, 2018. Chairman Oeltjen called the meeting to order at 7:02 PM.

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ROLL CALL

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The Director of Public Works took roll with the following Commissioners present: Chairman John Oeltjen, Vice Chair Anna Ahrens, Commissioners Terrie Gwin, Jim Kennedy, Mark Ahrens, Mitch Stevens, Jane Langa, Will Mura and John Wright. Also present were Mayor Lahr, Alderman Kleinschmidt, City Attorney Kevin O'Keefe and Director of Public Works Steve Meyer.

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APPROVAL OF MINUTES

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Vice Chair Anna Ahrens moved to approve the February 14, 2018 minutes as submitted. Commissioner Mark Ahrens seconded the motion. A voice vote was unanimous and the February 14, 2018 minutes were approved.

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AMENDMENT OF THE AGENDA

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Item B. Petition for Conditional Use Permit at 13275 Manchester Road was removed from the agenda. The petition was submitted the day before the deadline, and was thus included on the agenda. However, upon review, staff found the application documents to be lacking much of the required information. The petitioner had failed to provide any preliminary submittals, which would have otherwise revealed the inadequacies.

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OLD BUSINESS

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None

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NEW BUSINESS

A. Petition for Conditional use Permit and Site Plan Approval at 12105 Manchester Road

Petitioner: American Bank of Missouri, represented by Dan Smith, VP

After giving a short background of American Bank, Mr. Smith presented a brief slide show that included site imagery, the existing building elevations, and the proposed changes to the floor plan. The existing building was constructed to be a Fifth/Third Bank, but was never occupied. American Bank has no intention to modify the exterior of the building or site, other than replacing dead landscaping and installing signage.

Vice Chair Anna Ahrens expressed concern regarding the length of the island within the north leg of the nearby intersection/signal. The island forces WB traffic within the development to turn north, only to make a U-turn to get out. Director Meyer said he would look into it and get back to her. (In the days that followed, he researched the history, and found that this island was intentional and necessary for overall safe functioning of the intersection.)

1 Chairman Oeltjen commented on the signage, that the petitioner was requesting wall signage
2 on both the south and east elevations, rather than just the south. Director Meyer explained
3 that a variance would be needed if, in fact, the petitioner wanted to pursue such signage, but
4 that the focus of this discussion was simply the CUP, not the signage. The signage would be
5 reviewed administratively by staff. Chairman Oeltjen suggested that the Sign Committee be
6 involved, but Director Meyer explained that this is a single tenant facility, and only multi-
7 tenant facilities call for review by the sign committee.

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9 Commissioner Stevens moved to approve the petition.

10 Commissioner Gwin seconded the motion.

11 The motion passed with the following votes:

12 Aye: Oeltjen, A. Ahrens, Gwin, Kennedy, M. Ahrens, Stevens, Langa, Mura, Wright, Lahr

13 Nay: None

14 Abstain: Kleinschmidt

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16 **C. Petition for Boundary Adjustment at 886/888 Grupp Road and 12206 Roger Lane**

17 Petitioner: Pat Walsh, on behalf of David Humphrey (886 Grupp Road) and James Manley
18 (12206 Roger Lane)

19 Mr. Walsh began by clarifying that he does not work for St. Louis County Surveying and
20 Engineering, as indicated on the agenda. They are simply the surveyor who prepared the
21 document. Mr. Walsh is a homebuilder who lives on Roger Lane, and has been assisting his
22 neighbors through this process. Mr. Humphrey was also in attendance.

23 Mr. Walsh explained that Humphrey and Manley have co-owned the strip of property
24 addressed as 888 Grupp for many years. Originally built as a stub street, the strip has instead
25 served as a driveway and parking for the adjacent homes. After development occurred to
26 the south, in Kirkwood, there was no longer a need for the stub street, and the adjacent
27 homeowners took ownership of the former street. Mr. Humphrey intends to sell his
28 property at 886 Grupp for redevelopment, and would thus like to dissolve 888 Grupp, with
29 75% being absorbed into 886 Grupp and 25% becoming part of 12206 Roger Lane. Mr.
30 Manley is also supportive of the plan.

31 Vice Chair Ahrens commented that schoolchildren and dog walkers cut through the north
32 edge of 886 Grupp Road in order to get from Grupp to Montour. Mr. Humphrey responded,
33 that yes, he is aware of the pedestrian traffic. She asked whether the future property owner
34 would allow this practice to continue. Mr. Humphrey was unable to answer, since that will
35 be up to the future property owner. Chairman Oeltjen asked whether the City needs to
36 maintain rights for pedestrian access, or has any interest in a future connection between
37 Grupp and Montour. Director Meyer responded that City does not have any rights to the
38 property, nor intent to make improvements.

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40 Commissioner Kennedy moved to approve the petition.

41 Commissioner Langa seconded the motion.

42 The motion passed with the following votes:

1 Aye: Oeltjen, A. Ahrens, Gwin, Kennedy, M. Ahrens, Stevens, Langa, Mura, Wright, Lahr
2 Nay: None
3 Abstain: Kleinschmidt
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5 **STATUS REPORT**
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7 **A. Board of Aldermen**

8 Alderman Kleinschmidt referenced the recent election of a new mayor and two new
9 aldermen. He shared kind words about outgoing Mayor Lahr and his many years of service.
10 Mayor Lahr expressed his appreciation, and that it has been an honor to serve.
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12 **B. Committee Reports**

13 1. Architectural Review Committee (March 6, 2018) – McDonalds and Panera Bread
14 (St. Louis Bread Co.)

- 15 a. Commissioner Gwin reported that Panera Bread was not prepared for the
16 meeting and could not answer questions, and was thus tabled.
17 b. Commissioner Gwin reported on McDonalds' plans for renovations. The
18 dining room will close down, but the drive-thru will remain open during
19 construction. A second ordering lane/station will also be constructed. Two
20 of the commissioners inquired about a black drainpipe in a landscaped
21 island, and asked Public Works to investigate.

22 2. Architectural Review Committee (March 27, 2018) –Panera Bread (St. Louis Bread
23 Co.) and Vineyard Community Church

- 24 a. Commissioners Gwin and Kennedy reported that Panera had the appropriate
25 drawings and color swatches at their second meeting. The building will be
26 shades of gray, with green awnings. Chairman Oeltjen expressed concern
27 that Panera would no longer match the rest of the multi-tenant building. The
28 committee members responded that this was discussed, but felt the
29 renovations were appropriate, and differentiation would not be a negative.
30 b. Commissioners Gwin and Kennedy reported on the planned expansion at
31 Vineyard Community Church. They will remove about 2,000 SF but add
32 around 5,000 SF, for a net expansion of 3,000 SF. The addition will provide
33 a larger foyer, meeting rooms, and Sunday school classrooms. The exterior
34 finishes will be consistent through matching and updates of the portions to
35 remain in-place.
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37 **OTHER ITEMS**

38 None
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40 **ADJOURNMENT**
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42 Commissioner Mark Ahrens moved to adjourn the meeting. Commissioner Stevens seconded
43 the motion. Motion was approved by voice vote. The meeting was adjourned at 7:52 pm.
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John Oeltjen, Planning & Zoning Chairman

Respectfully Submitted,
Steve Meyer, P.E.-Director of Public Works